

Horseman's Park Estates  
Project Narrative

The subject property is located northeast of the northeast corner of McDowell Mountain Ranch Road and 98<sup>th</sup> Street. The 2.9 gross acre parcel is currently zoned as R1-5 PCD and is bounded on the northeast and west sides by existing residential development zoned R1-5 PCD ESL, and on its south side by the Old Verde Canal –( an unused man made dike). This is an in-fill project that is within the existing Horseman's Park subdivision. At the time the original Horseman's Park property was platted this parcel was not included and therefore has remained vacant to date. The subject property has been annexed into the Horseman's Park Homeowners Association.

The proposed project of eight (8) single family homes will be fully integrated into the adjacent residential development, including typical lot dimensions of 60 feet, 110 ft., connected open space and drainage features and vehicle access from 98<sup>th</sup> Place. The homes will sit on a single cul-de-sac with a small median at the entry to the street. At the request of neighbors to the east of the project, we also propose adding a landscape buffer at the end of the cul-de-sac.

All of the eight (8) proposed homes will be high-end single level homes that include basements. Our homes for this project have been designed specifically for the Horseman's Park community, which will allow us to compliment surrounding elevations and to offer expanded living spaces.

The plans will offer approximately 3500 to 4000 square feet in living space and will have a base price starting in the low \$500,000s. We surveyed the existing homeowners from Horseman's Park and asked for their input for the design aspects of the homes. Many of those features have been incorporated into the first drafts of the plans.

Since we are building these new homes within an existing development, we will work closely with the existing HOA on adhering to the CC&R's and Architectural guidelines for Horseman's Park. This will include matching the existing walls and plants that already exist in the subdivision.

In total, Monogram Development Services will provide .81 of NAOS, which is above the required .73 acres. Of that, .18 will be disturbed and .63 will be undisturbed. This represents a total of 24.7%, which adheres to the requirement of less than 30% being disturbed.

HORSEMAN'S PARK II  
PRELIMINARY PLAT

A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER  
OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT  
RIVER BASE AND MERIDIAN.

APPLICANT/SUBDIVIDER

MONOGRAM DEVELOPMENT  
20801 N. SCOTTSDALE RD. #205  
SCOTTSDALE, AZ 85255  
(480) 513-9600  
(480) 513-9602 (FAX)

SURVEYOR

ERIE & ASSOCIATES, INC.  
3120 NORTH 24TH STREET  
PHOENIX, ARIZONA 85016  
ATTN: LEN ERIE, P.E., L.S.  
PH. 605-954-6399 FAX. 602-954-6601

PROPERTY OWNER

MONOGRAM DEVELOPMENT  
20801 N. SCOTTSDALE RD. #205  
SCOTTSDALE, AZ 85255  
(480) 513-9600  
(480) 513-9602 (FAX)

100 YEAR WATER SUPPLY

THIS SUBDIVISION HAS AN  
"ASSURED 100 YEAR WATER  
SUPPLY" PER THE ARIZONA  
DEPARTMENT OF WATER RESOURCES.

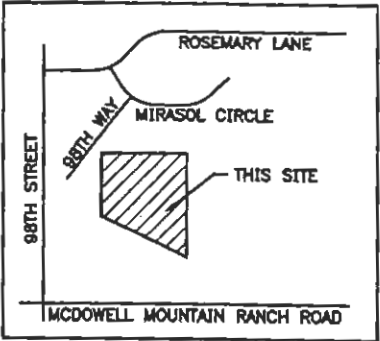
SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND  
SUBDIVISION OF THE PREMISES DESCRIBED AND  
PLATTED HEREON WERE MADE UNDER MY  
DIRECTION DURING THE MONTH JANUARY, 2004  
THAT THIS SURVEY IS COMPLETE AS SHOWN,  
THAT THE MONUMENTS AND LOT CORNERS  
SHOWN ACTUALLY EXIST OR WILL BE  
PERMANENTLY SET BY COMPLETION OF  
CONSTRUCTION AND THAT THEIR POSITIONS ARE  
CORRECTLY SHOWN, AND THAT SAID MONUMENTS  
ARE SUFFICIENT TO ENABLE THE SURVEY TO BE  
RETRACED.

LEONARD J. ERIE II, R.L.S. NO. 16529

LEGEND

- NATURAL AREA OPEN SPACE (N.A.O.S.)
- DISTURBED (N.A.O.S.)
- PROPOSED RETENTION BASIN
- PROPOSED WALL
- PUE PUBLIC UTILITY EASEMENT

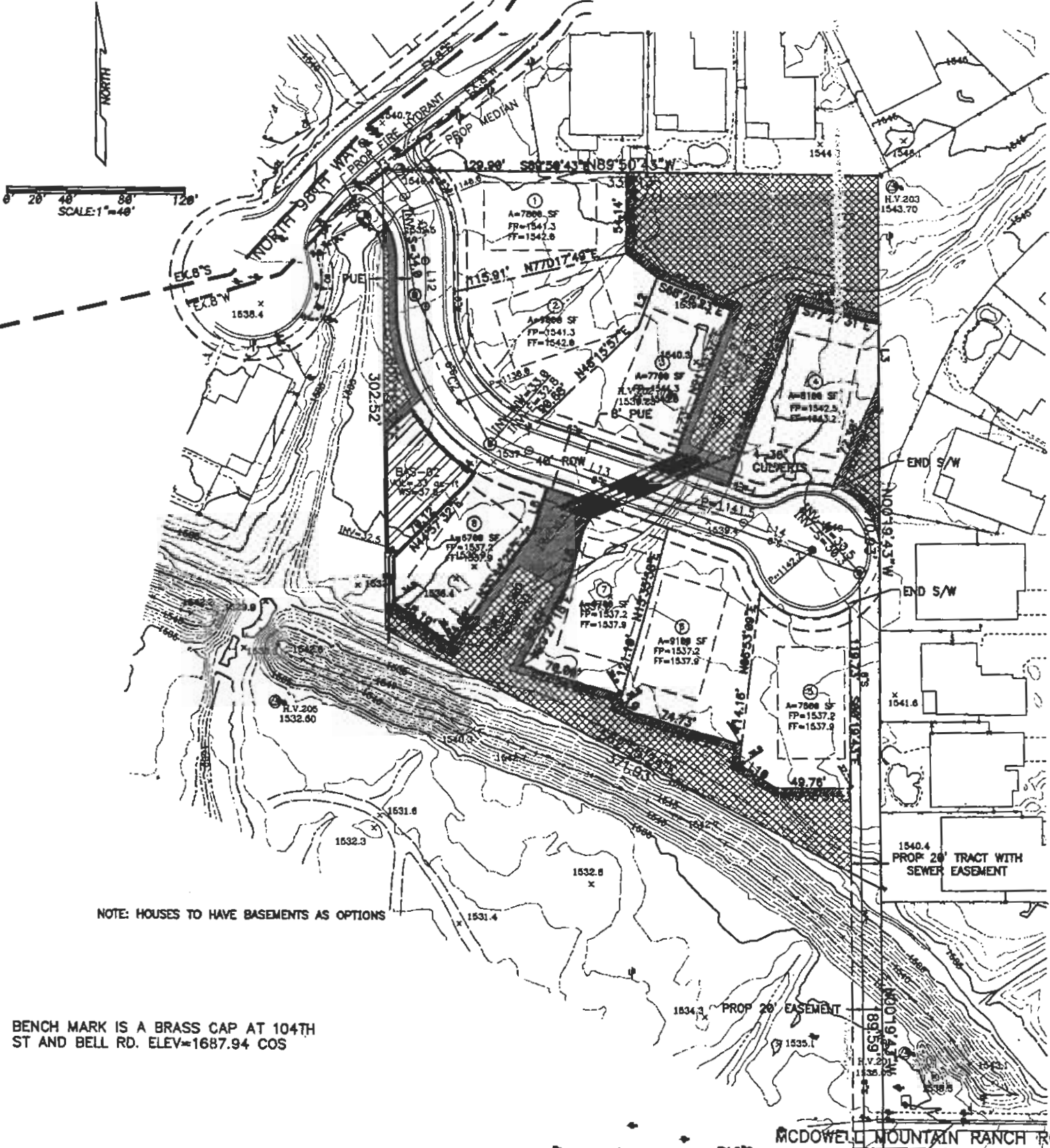
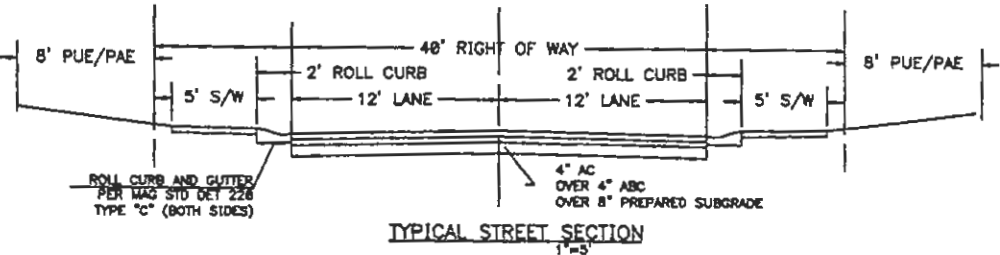


VICINITY MAP

N.A.O.S. SUMMARY

REQUIRED AREA = 0.73 acres  
PROVIDED AREA = 0.81 acres  
PROVIDED AREA (DISTURBED) = 0.18 acres  
PROVIDED AREA (UNDISTURBED) = 0.63 acres  
DISTURBED NAOS AS A % OF REQUIRED = 24.7%  
(24.7% < 30% AS REQUIRED)

LINE	DISTANCE	BEARING
L1	25.78	S53°05'06"E
L2	35.05	N21°33'37"E
L3	42.67	S00°19'43"E
L4	17.03	N35°44'25"E
L5	30.66	S00°18'52"E
L6	29.65	N18°02'46"E
L7	18.20	N30°27'31"E
L8	36.60	N15°35'58"E
L9	11.67	S64°45'00"E
L10	29.31	S57°41'43"E
L11	44.68	S37°48'59"E
L12	29.77	S00°23'18"E
L13	150.24	S71°57'14"E
L14	49.30	S69°08'01"E



NOTE: HOUSES TO HAVE BASEMENTS AS OPTIONS

BENCH MARK IS A BRASS CAP AT 104TH  
ST AND BELL RD. ELEV=1687.94 COS

EX SEWER MANHOLE RIM=1531.29 INV-E=1518.59 (ERIE SURVEY ELEV)  
PROP SEWER MANHOLE RIM=1534.7 INV-N=1525.3 EX INV-E=1524.43 (ERIE SURVEY ELEV)  
EX SEWER MANHOLE RIM=1538.92 INV-W=1530.15 (ERIE SURVEY ELEV)

22-PP-2004

9/09/04

HORSEMAN'S PARK II  
PRELIMINARY PLAT

20  
YEARS OF  
EXCELLENCE  
ERIE &  
ASSOCIATES

ERIE & ASSOCIATES, INC.  
PHOENIX, ARIZONA 85016  
(602) 954-6399

JOB NO. 1867.01  
DATE: 08/02/2004  
SCALE: 1"=40'  
DRAWN: J.P.P.  
DESIGN: L.J.E.  
CHECKED: L.J.E.  
SHEET NO.